

**Draft**



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Metro Office Building  
800 Second Avenue South  
Nashville, Tennessee 37201

**PLANNING COMMISSION:** Ann Nielson  
James McLean, Chairman Victor Tyler  
Phil Ponder, Vice Chairman Councilman J.B. Loring  
Stewart Clifton Eileen Beehan, representing Mayor Bill Purcell  
Judy Cummings  
Tonya Jones

**AGENDA  
OF THE  
METROPOLITAN PLANNING COMMISSION**

*August 9, 2007*

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*4:00 PM*

*Metro Southeast at Genesco Park  
1417 Murfreesboro Road*

- I. CALL TO ORDER**
- II. ADOPTION OF AGENDA**
- III. APPROVAL OF JULY 26, 2007, MINUTES**
- IV. RECOGNITION OF COUNCILMEMBERS**
- V. PUBLIC HEARING: ITEMS REQUESTED TO BE DEFERRED OR WITHDRAWN**
- VI. PUBLIC HEARING: CONSENT AGENDA**

Note: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

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**VII. PUBLIC HEARING: PREVIOUSLY DEFERRED ITEMS AND ITEMS ON PUBLIC HEARING**

**1. 2006SP-075U-08**

Taylor Place SP  
Map: 081-12 Parcel(s): 441  
Subarea 8 (2002)  
Council District 19 – Ludy Wallace

A request to change from R6 to SP zoning to permit 4 single-family lots on property located at 1329 7th Avenue North, southwest corner of 7th Avenue North and Taylor Street (0.18 acres), requested by Wilbur Smith and Associates for Ed Swinger, owner.

**Staff Recommendation: Approve with conditions**

**2. 2007SP-126U-11**

A&W Upholstery SP (Preliminary and Final Site Plan)  
Map: 133-05 Parcel(s): 052  
Subarea 11 (1999)  
Council District 16 – Anna Page

A request to change 0.34 acres from Office/Residential (OR20) to Specific Plan (SP) zoning property located at 429 Veritas Street for development plan and final site plan approval to permit the existing 2,800 sq. ft. building to be used for one single-family dwelling, general office, or light manufacturing/general retail to permit one upholstery shop only, requested by Dennis Ray Austin, owner.

**Staff Recommendation: Approve with conditions**

**3. 2007M-083U-10**

E. S. Rose Park Improvement by Belmont University  
Map 105-1, Parcel 491  
Subarea 10 (2005)  
District 19 - Wallace

Review and Advise Metropolitan Council on Proposed Lease Agreement Between Belmont University and the Metro Department of Parks and Recreation Regarding Construction of Athletic Facilities in E. S. Rose Park and Belmont University's Use of Those Facilities.

**Staff Recommendation: Approve With Conditions as follows: 1) the proposal is favorably recommended by the Metro Traffic Engineer and 2) provisions are included in the lease reflecting the recommendations of the Metro Traffic Engineer regarding traffic, parking and pedestrian improvements and Belmont University's role and responsibilities regarding those recommendations.**

VIII. PUBLIC HEARING: ZONING MAP AMENDMENTS

4. 2004NL-028U-10

Clifton Lane

Map: 118-09 Parcel(s): 015

Subarea 10 (2005)

Council District 25 – Jim Shulman

A request to revise the final development plan for a Neighborhood Landmark Overlay district on property located at 1100 Clifton Lane, zoned R10 (0.72 acres) to permit the construction of a 15' x 30' detached open carport, requested by Catherine Snow and Douglas Knight, owners.

**Staff Recommendation: Approve with conditions**

5. 2006SP-077G-13

Rolling Hill Village SP (Final Site Plan)

Map: 164-00 Parcel(s): 062

Subarea 13 (2003)

Council District 33 – Robert Duvall

A request for final SP site plan approval to permit the development of 26 single-family lots, 17 cottage lots, and 8 townhouse units on property located at 3485 Hamilton Church Road, approximately 1,150 feet west of Hobson Pike (11.93 acres), requested by MEC, Inc., applicant, for Jack Williams Construction, Inc., owner.

**Staff Recommendation: Approve with conditions**

6. 2006SP-135U-08

Clifton Avenue Townhomes SP (Final Site Plan)

Map: 091-12 Parcel(s): 197, 198

Subarea 8 (2002)

Council District 21 – Edward Whitmore

A request for final SP site plan approval to permit the development of 10 townhome units on property located at 711 and 713 40th Avenue North, at the southwest corner of 40th Avenue North and Clifton Avenue (0.52 acres), requested by Planning & Research Engineers, Inc., applicant, for Southeast Real Estate Development, LLC, owner.

**Staff Recommendation: Disapprove unless elevations and plans addressing all conditions of approval are received from the applicant prior to the Planning Commission Meeting.**

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**7. 2007SP-015U-10**

The Glen (formerly 18<sup>th</sup> & Wedgewood) SP (Final Site Plan)

Map: 104-08 Parcel(s): 263

Subarea 10 (2005)

Council District 19 – Ludy Wallace

A request for final SP site plan approval on property located at 1700 18th Avenue South, at the northeast corner of 18th Avenue South and Wedgewood Avenue (0.54 acres), to permit the development of 38 multi-family units, requested by Barge, Waggoner, Sumner, and Cannon, applicant, for Nashville Property Managers, LLP, owner.

**Staff Recommendation: Approve with conditions**

**IX. FINAL PLATS**

**8. 2007S-107U-12**

Caldwell Country Estates, Sec. 1, Resub. Lot 120

Map: 147-06 Parcel(s): 188

Subarea 12 (2004)

Council District 26 – Greg Adkins

A request for final plat approval to create 2 lots on property located at 243 Blackman Road, approximately 240 feet east of Darlington Road (1.06 acres), zoned RS20, requested by Jennifer C. Nelson, owner, Mark Devendorf, surveyor.

**Staff Recommendation: Approve, including an exception to lot comparability and variances to Section 3-4.2.a and Section 3-4.2.f of the Subdivision Regulations**

**9. 2007S-198U-05**

M.P. Estes Subdivision, Lot 2

Map: 072-15 Parcel(s): 257

Subarea 5 (2006)

Council District 7 - Erik Cole

A request for final plat approval to create 2 single family lots on property located at 1503 Porter Road, approximately 120 feet north of McKennell Drive (0.4 acres), zoned R6, requested by Donald Ridge, owner, Campbell, McRae & Associates, surveyor.

**Staff Recommendation: Approve with conditions**

**10. 2007S-205U-07**

Nebraska Avenue Subdivision II

Map: 104-01 Parcel(s): 314, 315

Subarea 7 (2000)

Council District 24 – John Summers

A request for final plat approval to create 3 lots on property located at 3529 and 3601 Nebraska Avenue, approximately 375 feet west of Acklen Park Drive (0.57 acres), zoned RS7.5, requested by E.M. Ashburn et ux, owner, The Schneider Corporation, surveyor.

**Staff Recommendation: Disapprove**

**X. REVISIONS AND FINAL DEVELOPMENT PLANS**

**11. 155-74-U-14**

Larchwood Commercial PUD (Thornton's - Final)

Map: 097-13 Parcel(s): 029

Subarea 14 (2004)

Council District 14 – Harold White

A request for final approval for a portion of a Commercial Planned Unit Development district located at 714 Stewarts Ferry Pike (1.05 acres), to permit the development of a 3,730 Square foot automobile convenience store with 20 gasoline pumps, requested by TRC International, applicant, for Eller Olsen Stone Company, Inc., owners.

**Staff Recommendation: Approve with conditions**

**12. 2005P-008G-06**

Harpeth Village PUD (Revision Out Parcels 2, 3, and 4)

Map: 156-09A, Parcel(s): 002, 003, 004

Subarea 6 (2003)

Council District 35 – Charlie Tygard

A request to revise the preliminary plan for a portion of a Planned Unit Development located at 8000, 8002 and 8004 Highway 100, at the northwest corner of Highway 100 and Temple Road, (2.14 acres), to permit two out parcels with 12,950 square feet of retail/restaurant uses and a financial institution, zoned CL, requested by Dale & Associates, applicant, for Kimco Barclay Harpeth Partners, L.P.

**Staff Recommendation: Approve with conditions**

**13. 2005P-010G-02**

Nashville Commons at Skyline

Map: 050-00 Parcel(s): 150, 151, 152, 153, 154

Subarea 2 (2006)

Council District 3 – Walter Hunt

A request to revise the preliminary plan and for final approval for a portion of a Planned Unit Development district located along the west side of Dickerson Pike, north of Doverside Drive, (125.71 acres), classified SCR, IWD, and RS7.5, to increase the overall square footage from 684,977 to 691,783, requested by Gresham Smith and Partners, applicant, for Nashville Commons, L.P., owners.

**Staff Recommendation: Approve with conditions**

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**14. 58-85-P-12**

Brighton Village (Formerly Rucker Landing and Brentwood Midlands)

Map: 161-00 Parcel(s): 071, 254

Subarea 12 (2004)

Council District 27 – Randy Foster

A request to revise the preliminary and for final approval for a Planned Unit Development located at 5442 and 5444 Edmondson Pike, approximately 1,775 feet north of Old Hickory Boulevard (15.71 acres), zoned R10, to permit the development of 124 townhome units where 124 units were previously approved, requested by Sandhu Consultants, Inc., applicant, for Regent Investments I, LLC, owner.

**Staff Recommendation: Approve with conditions**

**15. 70-81-G-13**

Lakeshore Christian Church

Map: 163-00 Parcel(s): 295

Subarea 13 (2003)

Council District 33 – Robert Duvall

A request for a revision to the preliminary plan and for final approval for a portion of the Planned Unit Development district located on property located at 5432 Bell Forge Lane, at the southeast corner of Bell Forge Lane and Bell Road, (7.81 acres), zoned AR2a, to permit the development of a religious institution, previously approved for 73,263 square feet of retail uses, requested by Lakeshore Christian Church, applicant, Moses Lerner, LLC, owner.

**Staff Recommendation: Approve with conditions**

**16. 89P-003G-06**

Still Springs Ridge, Phase II

Map: 128-00 Parcel(s): 156, 166, PART OF 036

Subarea 6 (2003)

Council District 22 – Eric Crafton

A request to revise the preliminary for a portion of a Planned Unit Development located at Hicks Road (unnumbered), approximately 3,130 feet east of Sawyer Brown Road (27.23 acres), to permit one single-family lot with a guesthouse, where a 10,000 square foot religious institution was previously approved, zoned RS20, requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant, for Greater Middle Tennessee Partnership, owner.

**Staff Recommendation: Approve with conditions**

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**17. 89P-030U-03**

Shops at Bordeaux (Cathedral of Praise)  
Map: 058-00 Parcel(s): 163, part of 181  
Subarea 3 (2003)  
Council District 1 – Brenda Gilmore

A request to amend a portion of the Planned Unit Development Overlay District on property located at 4148 Clarksville Pike, at the southeast corner of Clarksville Pike and Kings Lane, (4.05 acres), zoned CL, to permit the development of a 30,269 square foot recreation center (family life center) and 5,000 square feet of office uses, replacing retail uses, requested by Don Shanklin, applicant, Pentecostal Tabernacle Church, Inc., owner.

**Staff Recommendation: Defer unless a revised plan that addresses comments and conditions of building placement is submitted prior to the Planning Commission meeting.**

**18. 98P-003G-06**

Bellevue Professional Park, Lot 3 (Waterford Assisted Living)  
Map: 142-00 Parcel(s): 012  
Subarea 6 (2003)  
Council District 22 – Eric Crafton

A request for final approval for a Planned Unit Development district located at 8118 B Sawyer Brown Road, approximately 350 feet south of Esterbrook Drive, zoned RM9, (3.29 acres), to permit a 14,200 square foot addition consisting of 20 additional units for an existing assisted living facility, requested by Dale & Associates, applicant, for Prime Quest LLC, owner.

**Staff Recommendation: Approve with conditions**

**XI. OTHER BUSINESS**

- 19. Correction to May 22, 2003, Minutes
- 20. Employee contract renewal for Joni Priest.
- 21. Executive Director Reports.
- 22. Legislative Update.

**XII. ADJOURNMENT**